SPECIFICATION GENERAL

All materials and workmanship to comply with the recommendations and requirements of all current and relevant British Standards and Codes of Practice and Building Regulations. All proprietary products to be used fully in accordance with manufacturers instructions. All structural timbers to SC3 grade and preservative treated. These must be read in conjunction with any Structural Engineers details an calculations by others. showing fabrication details etc.. from which the builder must work to.

FOUNDATIONS
To building Regulations A1/2 Part E. depth to be decided on site according to ground conditions. foundation size 600x300 C30 mix.

EXTERNAL WALLS 'U' Value 0.28w/m2k
102mm facing brick to match existing. 100mm cavity with full fill rockwool insulation batts fixed to inner leaf lightweight blockwork 'K' value not less than 0.11w/mk and a desnity not less than 450Kg/m3. 13mm lightweight plaster. stainless steel Wall ties at 900mm horizontally, 450mm vertically, 300mm around openings. all cavities closed with damcor or similar approver insulated cavity closer. Dpc 150mm above finished ground level, cavity trays to lintels. weak mix concrete cavity fill to ground level.

GROUND FLOOR 'U' Value 0.22w/m2k
19mm asphalt on black sheathing felt to BS 747 type 4A (i) on 65mm screed on 75mm Kingspan TP10 insulation board on 150mm concrete floor slab on 1200guage Visquine dpm on 30mm blinding. with 25mm kingspan upstand insulation to perimeters.

LINTOLS
to have min end bearing of 150mm. and 2nr weep holes.

PARTITIONS
100mm lightweight blockwork, 13mm lightweight plaster. 75mm studs at 450cc 12.5mm plasterboard both sides, 3mm skim, in-filled with Rockwool sound insulation.

VENTILATION
Opening casements to be min 1/20th floor area. fit mechanical ventilation to shower room with timer overrun min 15lt/sec achieving 3 air changes per hour. 225x150 air bricks sleeved through to inner leaf. with plastic hit and miss vent internally to room housing washing machine. 150mm diam extractor to kitchen to achive 60 lt/sec as per regulation Ft 1995

ROOF 'U' value 0.16w/m2k or 0.20w/m2k insulated at pitch line Marley Modern Concrete roof tiles on treated sw battens on sheathing untereable & Breathable roofing felt on 125x50 rafters at 400cc notched over 50x100 Wall plate strapped to Wall at 1200cc. ceiling joists 150x50 at 400 cc. eaves vented by 10mm continous air gap with Trimlock eaves ventilator or similar.

PLUMBING & ABOVE GROUND DRAINAGE
whb 32mm trap, 75mm seal, 50mm waste. shower 40mm trap, 75mm seal, 50mm waste. wc 75mm trap, 50mm seal, 100mm waste. washing machine, 38mm pipe.
Sanitary pipe work in accordance with BS5572. provide 110mm dia. soil and vent pipe, terminating 900mm above any adjacent window opening via a suitable wire mesh bird guard and provide a roding access point at base. svp's to discharge into inspection chamber via a suitable rest bend connected to existing drainage

RAINWATER
100mm half round upvc gutters, 68mm diam water pipe to discharge into sealed back inlet gully.

DRAINAGE
100mm Hepworths or similar approved upvc pies with flexible joints bedded and surrounded in limestone chippings. drains under and within 1000mm of external walls to be encased in 150mm concrete and linteld over through walls. foundations to be taken down below invert level of drainage. any drains becoming redundant to cut an capped of with a sand cement mix.

MANHOLE
precast concrete or 230 class B engineering brick on 150 concrete base with sand cement haunching to channels. Grade B cover bedded in grease and frame set in 150mm concrete surround.

ELECTRICAL
All electrical work required to meet the requirements of Part P (elelctrical safety) will be designed, submitted, inspected and tested by a competent person to do so. Prior to completion the Local Authority must be satisfied that either Electrical installation Certificate issued by competent person or appropriate certificate and for as defined in BS 7671 is to be submitted.

HEATING:- GAS
Boiler size an configuration to be adequate to provide the following design temperatures, unless otherwise stated.
Balanced flue Condensing Combi boiler. with radiators to min SEDBUK efficiency 90% Gas line to same to be in 22mm run

1ST FLOOR CONSTRUCTION
FLOOR ABOVE GARAGE:
joist direction as per plan, 225x63 C16 at 400cc built into blockwork as work proceeds, over drawn with 18mm t&g moisture resistant P5 2400x600 chipboard flooring, underdrawn with 2 layers of Gyproc Fireline12.5mm plasterboard stagered jointed and skimmed. Herring bone strutting at mid point, infilled with 150mm quilt sound insulation.
COACH HOUSE EXTENSION:
joist direction as per plan, 195x63 C16 at 400cc built into blockwork as work proceeds, over drawn with 18mm t&g moisture resistant P5 2400x600 chipboard flooring, underdrawn with Gyproc Fireline12.5mm plasterboard stagered jointed and skimmed. Herring bone strutting at mid point, infilled with 150mm quilt sound insulation .

EXISTING MASONRY WALLS
hack of wall plaster, wire brush clean walls. spray wash walls with an approved fungicidal spray, to be applied in strict accordance with the manufacturers instructions and recommendations, adhering to health and safety at all times

TOWER HOUSE ROOF SLOPE
all ceiling members to be underdrawn with 12.5mm foil backed plasterboard and skimmed. 75mm Kingspan between rafters and 50mm across face of rafters, ensuring a min 50mm air gap between felt and insulation board within the roof structure. party walls with in the loft space up graded with 100mm sound insulation with in studs.

STAIRCASE:
standard softwood timber stairs pitch no more than 42 degrees max rise 220mm min going 200mm clear headroom not less than 2m. Handrail to staircase 900-1100 max, max space of spindles not to exceed 100mm diam. in Accordance with Approved Document K. double trimmers around stairwell openings

EXTERNAL FOUL
110mm dia, vented soil stack to be taken up 900min above nearest opening window if within 3m of same. or to ridge if internally situated. stack to have a durable wire cage balloon cover. single stack plumbing to be in accordance with CP304 and BS 5572 - 1978

GENERAL
All steel beams to have min 1 hour fire resistance protection, intumescent paint or fire line board covering min 12.5mm and skim.

SHOWER / BATH ROOM:
install Polysafe non slip flooring on latex screed including cove formers, C7 tile capping. all internal and external corners to be hot welded. colour of flooring to clients choice.
install Triton T80SI chrome electric
shower, cabled via 10mm2 t&e cable fused via 45Amp MCB isolatior and 45 Amp double pole switch pull cord if within bathroom including supplementary earth bonding.

INSULATION GENERAL

Wall	0.28 W/m2K
Roof	0.16W/m2K insulated at ceiling level
Roof	0.26W/m2K insulated at pitch level
Ground Floor	0.22W/m2K
Windows	1.6W/m2K or WER Band C
Doors	1.8W/m2K

1 in 4 new light fittings to of low energy type only.
glazing below 800 to be safety glass in accordance with Approved Document N



PROPOSED FIRST FLOOR PLAN

ADDITIONAL NOTES

Hack of all wall plaster from walls and ceilings, wire brush clean, Walls to undergo Masonry Sterilization, spray wash all masonry walls with SOVEREIGN Masony Sterilising Wash, obtained via www.sovchem.co.uk or Tel: 01229870800 spray applied in strict accordance with manufacturers instructions.

50x50 galvanised steel stud partition @ 450cc to inner face of externall walls infilled with 50 Kingspan TP10 rigid board insulation, plasterboareded with 12.5 Gyproc Duplex plasterboard and scim

replace rotten and defective floor joists like for like and as per the structural engineers specification loist ends to be wrapped in dpm prior to installation

All window frames to be replaced. new frames to comprise of 70mm sections, 28mm double glazing units, with tricklevents. bedroom frames to incoroprate escape casements opening sixe 450x450min and tricklvents. bathroom frames to include for obscure glazing. Dgu's to be 1.6/WER Band C equivalent

100 sound insulation between all ceilings / floors

HD HEAT DETECTOR
SM OPTICAL SMOKE DETECTOR
EL EMERGENCY LIGHTS

FIRE PRECAUTIONS REQUIREMENTS . (100-09)

Fire Alarm All work involving the fire alarm should be carried out in accordance with British Standard 5839:" FIRE DETECTION AND ALARM SYSTEMS FOR BUILDINGS", or an equivalent standard .

ALARM TO THE BEDSITES TO BE INTERCONNECTED TO THE RESTAURANT ALARM SYSTEM.

On completion of the fire alarm system, the Form FP GEN 10 is to be completed by a competent person and returned to the Fire Authority.

Emergency Lighting
The proposed system should be in accordance with *British Standard 5266* Part 1:1988.

Emergency Exit routes
All doors on exit routes are to have a clear opening width of 900mm .To be capable of being opened from the direction of travel,Final exit doors are to have either a panic bar with dead locks or a mortice deadlock with thumb turn release from the inside.

Notices
The building user is responsible for providing a Staff/General Fire .
Routine Notice stating in concise terms, the action to be taken upon discovering a fire or on hearing the fire alarm. A copy of the Notice should be exhibited in the vicinity of each fire alarm actuation point.
Provide a Notice with the words "FIRE ESCAPE KEEP CLEAR" in conspicuous lettering at about eye level on the external face of all door(s) which are provided solely as a means of escape in case of fire and which, because they are not normally used, are liable to be obstructed externally.
Provide a sign stating "FIRE DOOR KEEP SHUT" to all fire resisting self closing door(s).
These are to be fitted on both sides of the door at approximately eye level.
All signs and notices are to comply with British Standard 5499 : "FIRE SAFETY SIGNS AND GRAPHIC SYMBOLS" also the running man symbol requirements and British Standard 5378: "SAFETY COLOURS AND SAFETY SIGNS" will achieve this.

NOTE:
Client to appoint specialist to undertake Sound Tests, EPC, TER DER calculations upon completion of works

PLANNING AND BUILDING CONTROL
29 JUN 2012

Project
CHANGE OF USE TO RETAIL & RESIDENTIAL DEVELOPMENT
Client MRS YOU YUNXIA
58-60 STOCKPORT ROAD, MANCHESTER M12 6AL
Drawing PROPOSED FIRST FLOOR PLAN
Revision B (31.05.12) Scale 1:100 Date 05.01.12
Drawing No. PP/FFP-01

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